

## **AMENDING OFFICIAL ZONING MAP**

### **SOUTHEAST QUADRANT OF LEES CHAPEL ROAD AND YANCEYVILLE STREET**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-12 Residential Single Family to Conditional District – Limited Business (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the eastern right-of-way line of Yanceyville Street; thence N10°59'54"E 76.67 feet to a point; thence continuing along said eastern right-of-way line N04°59'19"E 135.73 feet to a point; thence along a curve to the right a chord bearing and distance N48°30'12"E 54.03 feet (radius = 35.00 feet) to a point in the southern right-of-way line of Lees Chapel Road; thence along said southern right-of-way line S83°27'56"E 65.16 feet to a point; thence S85°44'18"E 162.79 feet to a point; thence leaving said right-of-way line S02°38'27"W 234.15 feet to a point; thence N88°33'18"W 283.27 feet to the point and place of BEGINNING as shown on "Sketch Plan for 108 Unit Condominium Development Lee's Chapel/Yanceyville St. for Kavnagh Associates, Inc." prepared by Evans Engineering, Inc. and dated January 12, 2006.

Section 2. That the rezoning of RS-12 Residential Single Family to Conditional District – Limited Business is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: All those uses permitted in the LB District except the following: building supply sales (no storage yard); department, variety or general merchandise stores (except smaller stores, having a maximum of 16,000 square feet, serving neighborhoods, will be permitted); furniture and miscellaneous home furnishings; office machine sales; and land clearing and inert debris landfills (minor).
- 2) Pedestrian access connections will be provided to the adjacent CD-RM-12 property to the south and east.
- 3) Pedestrian connections will be provided from the building(s) to the public sidewalks along Yanceyville Street and Lees Chapel Road.
- 4) Building(s) will be oriented towards the street frontages.
- 5) Parking along the streets will be limited to one double bay with opposing lines of parking spaces.
- 6) Comparable signage, architectural style, lighting and landscaping will be provided similar to that contained within the adjacent CD-RM-12 property to the south and east.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on May 19, 2006.